

178.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

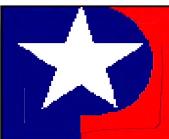
886,400 / 886,400

USE VALUE:

886,400 / 886,400

ASSESSED:

886,400 / 886,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
95		VALENTINE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GREENE GARY R	
Owner 2:	
Owner 3:	
Street 1: 95 VALENTINE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 433.66	/Parcel: 433.66				
Total Card	0.119	481,700	2,000	402,700	886,400	Entered Lot Size
Total Parcel	0.119	481,700	2,000	402,700	886,400	Total Land:

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: ROBINSON CATHERINE T -	
Owner 2: -	
Street 1: 95 VALENTINE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1930, having primarily Vinyl Exterior and 2044 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	302	Solar Pa	22,400	C				
10/14/2016	1242	Porch	5,000	C				REPLACE STAIRS
10/19/2015	1584	Addition	76,000					
6/14/2010	667	New Wind	7,119					REPLACE 6 WINDOWS

ACTIVITY INFORMATION			
Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
4/14/2016	Permit Visit	PT	Paul T
4/14/2016	Left Notice	PT	Paul T
12/3/2008	Measured	355	PATRIOT
3/15/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)																										
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
Code		Fact		PriceUnits			Factor	Value	Price			Influ	Mod							Value	Class	%	Land	Code		
104	Two Family		5174		Sq. Ft.	Site		0	70.	1.11	7									402,654						402,700

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																							
Type: 12 - Multi-Conver	1	2	Rating: Average	A Bath:	Rating:																																														
Sty Ht: 1T - 1 & 3/4 Sty	2	Total: 2	3/4 Bath:	Rating:																																															
(Liv) Units: 2			A 3QBth:	Rating:																																															
Foundation: 2 - Conc. Block			1/2 Bath:	Rating:																																															
Frame: 1 - Wood			A HBth:	Rating:																																															
Prime Wall: 4 - Vinyl			OthrFix:	Rating:																																															
Sec Wall:		%																																																	
Roof Struct: 1 - Gable																																																			
Roof Cover: 2 - Slate			<b>OTHER FEATURES</b>																																																
Color: BLUE			Kits: 2	Rating: Average																																															
View / Desir:			A Kits:	Rating:																																															
<b>GENERAL INFORMATION</b>			Fpl: 1	Rating: Average																																															
Grade: C - Average			WSFlue:	Rating:																																															
Year Blt: 1930	Eff Yr Blt:																																																		
Alt LUC:	Alt %:																																																		
Jurisdct: G17	Fact: .																																																		
Const Mod:																																																			
Lump Sum Adj:																																																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL																																						
Prim Int Wal 2 - Plaster				Total Units:				Interior:		1	6	3																																							
Sec Int Wall:	%			Floor:				Additions:		1	3	1																																							
Partition: L - Typical				% Own:				Kitchen:																																											
Prim Floors: 3 - Hardwood				Name:				Baths:																																											
Sec Floors:	%							Plumbing:																																											
Bsmnt Flr: 12 - Concrete								Electric:																																											
Subfloor:								Heating:																																											
Bsmnt Gar: 1								General:																																											
Electric: 3 - Typical																																																			
Insulation: 2 - Typical																																																			
Int vs Ext: S																																																			
Heat Fuel: 1 - Oil																																																			
Heat Type: 3 - Forced H/W																																																			
# Heat Sys: 2																																																			
% Heated: 100	% AC:																																																		
Solar HW: NO	Central Vac: NO																																																		
% Com Wal	% Sprinkled																																																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																							
<b>SPEC FEATURES/YARD ITEMS</b>																																																			
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>A</th> <th>Y/S</th> <th>Qty</th> <th>Size/Dim</th> <th>Qual</th> <th>Con</th> <th>Year</th> <th>Unit Price</th> <th>D/S</th> <th>Dep</th> <th>LUC</th> <th>Fact</th> <th>NB Fa</th> <th>Appr Value</th> <th>JCod JFact</th> <th>Juris. Value</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>Patio</td> <td>D</td> <td>Y</td> <td>1</td> <td>20X38</td> <td>A</td> <td>AV</td> <td>2014</td> <td>2.74</td> <td>T</td> <td>5</td> <td>104</td> <td></td> <td></td> <td>2,000</td> <td></td> <td>2,000</td> </tr> </tbody> </table>																Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	19	Patio	D	Y	1	20X38	A	AV	2014	2.74	T	5	104			2,000		2,000
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19	Patio	D	Y	1	20X38	A	AV	2014	2.74	T	5	104			2,000		2,000																																		
<b>PARCEL ID</b> 178.0-0005-0011.0																																																			
More: N				Total Yard Items: 2,000				Total Special Features:				Total: 2,000																																							
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																																																			